

ARTICLE XII-A SUPPLEMENTARY DISTRICT REGULATIONS

Section 1101-A Visibility at Vehicle Access Points

Except in the C-4 Central Business District, minimum acceptable vision clearance standards for motorists and pedestrian safety at vehicular access points along streets are hereby established by restricting the placement, height, and configuration of any fence, wall, planting, or other obstruction so as to substantially impair or block the vision between a height of two and one-half (2 ½) and ten (10) feet above the driveway grade and within a clear vision triangle consisting of two (2), ten (10) foot, right-angle triangles with legs formed by the intersection of a driveway pavement edge and street right-of-way line.

Section 1102-A Fences, Walls, and Hedges

Notwithstanding other provisions of this Ordinance, fences, walls, and hedges eight (8) feet or less in height may be permitted in any required yard or along the edge of any yard or along the edge of any yard except the front yard. Fences in front yards in any residential district shall not exceed four (4) feet in height, unless that portion of the fence which is greater than four (4) feet in height is less than fifty percent (50%) opaque, erected between the principal building and street right-of-way, between side property lines, provided that such fence shall not exceed eight (8) feet in height. Any fence, wall, or hedge shall comply with Section 1101-A of this Ordinance.

Section 1103-A Accessory Structures and Uses

No accessory structure shall be erected in any required front or side yard, and no separate accessory structure shall be erected within ten (10) feet of any other structure.

Section 1103.01-A Satellite Dish Antennas in Residential Districts:

Satellite dish antennas accessory to a permitted use may be located in any residentially zoned district under the following conditions:

1. The satellite dish antenna shall be ground mounted.
2. The satellite dish antenna shall not be located in any required front or side yard.
3. Only one (1) satellite dish antenna shall be permitted per lot.
4. Satellite dish antennas with a diameter measuring less than one (1) meter may be installed in a manner consistent with typical television antennas.
5. Satellite dish antennas shall be used for private noncommercial purposes.
6. Satellite dish antennas shall be screened from ground view from the street and from
7. Adjacent properties by a six (6) foot high wood or masonry fence or by natural plants or trees of equal minimum height so planted as to provide maximum opacity.

Section 1103.02-B Satellite Dish Antennas in Non-residential Districts:

Satellite dish antennas accessory to a permitted use may be located in any non-residential district under the following conditions:

1. The satellite dish antenna shall not be located in any required front or

side yard.

2. Roof-mounted antennas may be erected on the roof of the principal building to a maximum height of fifteen (15) feet above the roof of the existing building. However, roof-mounted satellite dish antennas shall not be visible between ground level and ten (10) feet above ground level from any street or from residentially zoned property adjoining the lot.
3. Satellite dish antennas with a diameter less than one (1) meter may be installed in a manner consistent with typical television antennas.
4. Ground mounted satellite dish antennas shall be screened from the street and from any adjacent residentially zoned property by a six (6) foot high wood or masonry fence or by natural plants or trees of equal minimum height so planted as to provide maximum opacity.

Section 1104-A Commercial Communication Towers

Commercial communication towers that do not exceed one hundred fifty (150) feet shall be allowed in any I-2 Heavy Industrial District and towers erected on existing structures shall be allowed in any I-2 Heavy Industrial District provided that the tower does not exceed one-third (1/3) the height of the existing structure and the total height of the structure and tower does not exceed two hundred (200) feet. Commercial communication towers exceeding the maximum permitted heights and towers located in C-3 General Commercial, I-1 Light Industrial, T.I.P. (Technical Industrial Park), Special Use Districts, and C-4 District shall require a Use Permit, with the exception of towers located on property owned by the City of Jackson. Sites for towers shall be large enough to contain debris resulting from tower failure and falling ice and a security fence along the perimeter of the site shall be required to prevent vandalism. It is the intent of this Ordinance to encourage co-location of attachments to towers and other structures by all commercial communication operators; thus each applicant for a permit shall submit a statement of any and all efforts of co-location.

Section 1104-B Communication Attachments

It shall be unlawful for any person to mount a communication attachment to communication towers, buildings, and other structures located in C-3, C-4, I-1, I-2, T.I.P., and Special Use Districts, except for attachments to towers, buildings and other structures located on property owned by the City of Jackson, without first securing a permit therefore upon the recommendation of the Manager of the Division of Telecommunications. An application for attachments permit shall be accompanied by a description of the broadcast contours of the area to be served by the transmission from the attachments; written proof that the applicant has complied with the FCC's regulations concerning environmental effects of radio frequency emissions from the proposed attachment; general description of the applicant's planned use for the attachment (i.e., cellular, paging, personal communication services); and certification from a registered professional engineer confirming that the tower is capable of carrying the loading of the attachment to the tower structure.

Section 1105-A Exceptions to Height Regulations

The height limitations contained in the district regulations of this Ordinance do not apply to spires, belfries, cupolas, antennas, water tanks, ventilation chimneys, masts, towers, or other appurtenances usually required to be placed above the roof level and not

intended for human occupancy. Notwithstanding anything contained in these regulations, the height of all structures shall adhere to the standards outlined in Federal Aviation Regulations (FAR), Part 77.

Section 1106-A Structures to Have Access

Every building hereafter erected or moved shall be on a lot adjacent to a public street, or with access to an approved private street or drive, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

Section 1107-A Parking and Storage of Certain Vehicles

Automotive vehicles or trailers of any kind, including recreational vehicles, as defined by this Ordinance, without current license plate or current state inspection sticker shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings, nor shall such vehicles be parked or stored on or in the streets therein. Unattended vehicles greater than ten thousand (10,000) pounds gross vehicle weight (manufacturer's capacity rating) and having tires greater than thirty (30) inches in diameter shall not be parked or stored on any residentially zoned property. Further, in C-1, C-1A, C-2, and C-4 Commercial and in all residential districts, on-street parking shall be permitted only for vehicles up to ten thousand (10,000) pounds gross vehicle weight (manufacturer's capacity rating) and having tires not to exceed thirty (30) inches in diameter. This portion of Section 1107-A, regarding unattended vehicles, shall not apply to recreational vehicles, as defined by this Ordinance.

Section 1108-A: Off-Street Parking

Off-street parking shall be controlled by the Zoning Administrator in accordance with the regulations herein set forth. At the time of the erection, enlargement, or expansion of any principal building or structure, or when a new use is initiated, or an existing use is expanded in any zoning district, except the C-4 Central Business District, there shall be provided minimum off-street parking, loading, stacking and maneuvering space with adequate provisions for ingress and egress in accordance with the following requirements:

1. Adult care center – one (1) for each five (5) adults.
2. Amusement arcade – one (1) for each fifty (50) square feet of gross floor area.
3. Any other type of business or commercial use in a commercial district – one (1) for each two hundred fifty (250) square feet of gross floor area.
4. Artist Studio – one (1) per 200 square feet of gross floor area.
5. Assisted Living Facility – one (1) for each two (2) resident rooms.
6. Auditorium, stadium, convention center, or large place of assembly – one (1) for each thirty (30) square feet of gross floor area of the auditorium or assembly space.
7. Automobile car wash, automatic – two (2) per site in addition to required stacking spaces. A washing space is not a parking space.
8. Automobile car wash, self-service and detail shop – no parking space is required; one (1) drying space plus two (2) stacking spaces are required per washing space. A washing space is not a parking space.

9. Automobile repair garage – (2) per service bay. A service bay is not a parking space.
10. Automobile sales – one (1) for each five thousand (5,000) square feet of lot area used for vehicle display and one (1) for each three hundred (300) square feet of gross floor area.
11. Automobile service station which sells gasoline and provides lubrication, oil changes and repairs – two (2) per service station plus two (2) per service bay. A service bay or pumping area is not a parking space.
12. Bed and Breakfast Inn Class A – One space for each guest room plus one space for the owner.
13. Bed and Breakfast Inn Class B – One space for each guest room and one space for the owner, plus one space for each two-hundred fifty (250) square feet of floor area devoted to receptions and other social gatherings.
14. Bingo Parlor – one (1) per one hundred (100) square feet of gross floor area.
15. Boarding house, dormitory, emergency shelter/mission, SRO, group home for the handicapped, half-way house, hospice, residential care facility and rooming house – one (1) space for every bedroom or one (1) space for every two beds, whichever is greater.
16. Bowling alley – four (4) per alley or lane.
17. Child care center – one (1) for each five (5) children.
18. Church and other places of worship – one (1) for each forty-five (45) square feet of gross floor area of the sanctuary, auditorium, or main place of worship.
19. Climate Controlled Mini-Warehouse – one (1) for each ten thousand (10,000) square feet of gross floor area.
20. Convalescent home, nursing home, personal care facility, children's home or asylum-one (1) per two (2) beds.
21. Convenience type grocery store – four (4) plus one (1) for each six hundred (600) square feet of retail floor area.
22. Dry cleaning establishment – three (3) plus one (1) for each five hundred (500) square feet of gross floor area.
23. Elementary and middle schools – two (2) per classroom plus one (1) for each sixty (60) square feet of gross floor area in the auditorium or assembly hall.
24. Fraternity and sorority house – two (2) spaces for each bedroom.
25. Funeral parlor and mortuary – one (1) for each one hundred fifty (150) square feet of gross floor area.
26. Furniture Store – one (1) for each five hundred (500) square feet of gross floor area.
27. General office – one (1) for each three hundred (300) square feet of gross floor area.
28. Health Club/Fitness Center – ten (10) spaces, plus one (1) space per each two hundred (200) square feet of gross floor area.
29. High school, business, technical or trade school, college or university – five (5) per classroom plus one (1) for each sixty (60) square feet of gross floor area in the

- auditorium or assembly hall.
30. Hospital – two and one-half (2 ½) per bed. A bassinet is not a bed.
 31. Hotel or motel – one (1) per guest room.
 32. Library, museum or art gallery – one (1) for each four hundred (400) square feet of gross floor area.
 33. Live/Work Units – two (2) for each dwelling unit plus one (1) per 200 square feet of retail floor area.
 34. Manufacturing or other industrial use – one (1) per motor vehicle used and based, for operational purposes, upon the premises; plus
 - a. For the first twenty thousand (20,000) square feet of gross floor area, one (1) for each seven hundred fifty (750) square feet of gross floor area; plus
 - b. For any amount over twenty thousand (20,000) square feet of gross floor area, but less than one hundred twenty thousand (120,000) square feet of gross floor area, one (1) for each additional one thousand five hundred (1,500) square feet of gross floor area; plus
 - c. For any amount over one hundred twenty thousand (120,000) square feet of gross floor area, one for each additional three thousand (3,000) square feet of gross floor area.
 35. Medical or dental office – one (1) for each two hundred fifty (250) square feet of gross floor area.
 36. Mini-Warehouse – five (5) spaces.
 37. Mobile/manufactured home subdivision and park – two (2) per unit.
 38. Movie Theater – one (1) for each five (5) seats.
 39. Multi-family with three (3) or more dwelling units – two (2) per dwelling unit.
 40. Quick Print facility – one (1) per four hundred (400) square feet of gross floor area.
 41. Restaurant, nightclub, bar, adult entertainment establishment – one (1) for each seventy-five (75) square feet of gross floor area.
 42. Retail store – one (1) for each two hundred fifty (250) square feet of gross floor area.
 43. Single-family or two-family dwelling – two (2) per dwelling unit.
 - a. For dwelling units containing less than six hundred (600) square feet in a project without any accessory building or use such as, but not limited to, a party house, tennis court, or swimming pool – one and one-half (1 ½) per dwelling unit.
 44. Skating rink - one (1) for each one hundred (100) square feet of gross floor area.
 45. Swimming pool – one (1) for each fifty (50) square feet of water surface; plus one for each thirty (30) square feet of gross floor area used for spectator seating purposes.
 46. Swimming pool, indoor – one (1) for each one hundred (100) square feet of water surface; plus one (1) for each thirty (30) square feet of gross floor area used for spectator seating purposes.
 47. Tennis or racquetball facility – two (2) per court.

48. Townhouse and zero lot line – two (2) per dwelling unit.

49. Warehousing, truck terminal and supply house – one (1) per motor vehicle used in the business and based, for operational purposes, upon the premises; plus

- a. For the first twenty thousand (20,000) square feet of gross floor area, one (1) for each thousand (1,000) square feet of gross floor area; plus
- b. For any amount over twenty thousand (20,000) feet of gross floor area but less than one hundred twenty thousand (120,000) square feet, one (1) per each additional five thousand (5,000) square feet of gross floor area; plus
- c. For any amount over one hundred twenty thousand (120,000) square feet of gross floor area, one (1) for each additional ten thousand (10,000) square feet of gross floor area.

1108.01-A Change of Use: A use of higher intensity requires more parking spaces than does a use of lower intensity. For purposes of comparison, “intensity” means the demand for parking space generated by a particular use. Such demand is measured by the requirements of Section 1108.

Revision of Site Plan: Revision of an approved parking lot, including, but not limited to reduction, enlargement, restriping or remarking of any parking lot in a manner that differs from the approved site plan, shall require a new site plan and approval by the Zoning Administrator prior to such change.

1108.02-A Off-Site Parking and/or Shared Off-Site Parking: Parking spaces shall be provided on the same lot as the use they are intended to serve except under the procedure hereinafter set forth.

1. Required parking for an individual use may be provided off-site; however, such parking shall be located within a distance reasonably walkable by a person between the off-site parking area and the use for which it is intended.
2. Subject to certain limitations, two (2) or more uses may share off-street parking facilities, with each such use being considered to have provided the parking spaces individually. Each use must have different hours during which the shared parking area is to be used.
3. The following guidelines must be met:
 - a. Shared spaces for residential units must be located within 250 feet from the dwelling unit they serve.
 - b. Shared spaces for all other uses must be located within 500 feet from the building they serve; except,
 - c. Eighty (80) percent of the shared spaces for other uses must be located within 500 feet from the building they serve; with the remaining twenty (20) percent between 500 and 1,000 feet from the building they serve.
 - d. Off-site parking should allow for clear, safe pedestrian connections. And pedestrians should not be required to cross an arterial street except at signalized intersections.

- e. Up to fifty (50) percent of off-site parking spaces may be provided at distances greater than these requirements if dedicated shuttle bus or van service is provided from a remote parking facility.
4. Applications shall be reviewed by the Zoning Administrator and either approved or denied within thirty (30) days; said approval may establish conditions and limitations.
5. Upon approval of an off-site parking or shared off-street parking plan, a copy of the agreement between the parties involved shall be filed with the Zoning Administrator and shall thereafter be binding upon the applicants, their heirs, successors, and assigns, shall limit and control the issuance and operation of all land and structures included within the off-site parking or shared parking plan to all conditions and limitations specified in such plans and the approvals thereof.
5. Pursuant to the same procedure and subject to the same limitations and requirements by which the off-site parking plan was approved and filed, any parking plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under the parking plan comply with all the conditions and limitations of the parking plan and all land and structures withdrawn from the plan comply with all regulations established by this Ordinance unrelated to off-site or shared off-street parking.

1108.03 Shared On-Site Parking: Mixed-use buildings and mixed-use developments may share available parking when the individual uses have significantly different peak parking characteristics that vary one from another by time of day, day of week, and/or season of the year. In these situations, shared parking strategies will usually result in fewer total parking spaces required.

1. The following schedule of shared parking calculations shall be used when calculating the total number of off-street parking spaces required:

Table - Schedule of Shared Parking Calculations						
General Land Use Classification	Weekdays			Weekends		
	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight	Midnight-7:00 am	7:00 am-6:00 pm	6:00 pm-Midnight
Office and Industrial	5%	100%	5%	0%	60%	10%
Service/Retail	0%	100%	80%	0%	100%	60%
Residential	100%	55%	85%	100%	65%	75%
Restaurant	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%
Day Care	5%	100%	10%	0%	20%	5%
Cinemas/Theaters	0%	70%	100%	5%	70%	100%

Procedure to follow in using above Table:

2. Applications shall be reviewed by the Zoning Administrator and either approved or denied within thirty (30) days; said approval may establish conditions and limitations.
 - a. Calculate the number of spaces required for each individual use of the mixed use building or building using the minimum on-site parking requirements in Section 1108-A.
 - b. Multiply the number of spaces required for each individual use for each of the six (6) time periods by the percentages found in each use and time slot. This will give you the amended number of spaces required.
 - c. Add the number of spaces required for all land uses to obtain a total parking requirement for each time period.

The total required parking for the time period with the highest total parking requirement is the total required off-street parking needed for the entire development.
3. Pursuant to the same procedure and subject to the same limitations and requirements by which the shared off-street parking plan was approved and filed, any parking plan may be amended or withdrawn, either partially or completely, if all land and structures remaining under the parking plan comply with all the conditions and limitations of the parking plan and all land and structures withdrawn from the plan comply with all regulations established by this Ordinance unrelated to off-site or shared off-street parking.

1108.04-A Determination of Requirements for Unlisted Uses: Off-street parking and loading spaces required for any use not specifically listed herein shall be the same as that required for a similar type use as determined by the Zoning Administrator. Whenever there is more than one type of use on a lot or parcel, the area allocated for each specific use must be clearly shown on the site plan and each use shall meet its own specific requirements as set forth in this Ordinance.

1108.05-A Parking Space Location and Design: Each off-street parking space shall be located off the street right-of-way, and except for detached single-family and two-family dwellings, shall be planned so that vehicles do not back into the roadway.

1108.06 Stacking Requirements for Fast-Food Restaurants: Any fast-food restaurant having a pick-up window unit shall provide drive-in stacking area on-site to minimize off-site traffic congestion while waiting for service. For each pick-up unit associated with a use, an owner shall provide six (6) stacking spaces, each the size of a regular parking space. The area required for stacking is exclusive of any required vehicular use area or required yard. Sites with stacking shall include an exclusive by-pass lane to allow vehicles to by-pass the stacking lane.

1108.07 Lighting Requirements: Any parking lot containing ten (10) or more parking spaces, which is used during non-daylight hours shall be illuminated during such hours to provide an average intensity of not less than one-half (2) foot candle of light as measured at the surface of the parking space to assist both pedestrians and motorists in avoiding accidents. Any lights or light fixtures used to illuminate any parking lot shall be selected and so arranged as to direct and reflect the light away from any adjacent

property or public way.

1108.08 Handicapped Parking: Parking spaces for the handicapped shall meet federal ADA guidelines. Areas designated for handicapped parking shall be marked by signs that meet "Manual of Uniform Traffic Control Devices (MUTCD)" standards. Such signs shall be mounted between fifty-four (54) inches and sixty-six (66) inches in height and shall be mounted on a permanently anchored pole or on exterior wall of the building. The curb and striping shall be blue for easy identification. *(See Appendix II for spaces required.)*

1108.09-A Non-Parking Uses Permitted in Required Parking Areas: Non-parking uses can be temporary or permanent. Temporary uses include, but are not limited to, seasonal promotions, sidewalk and parking lot sales, Christmas tree sales and neighborhood fairs and carnivals. Permanent uses include Goodwill-type booths, recycling collection points, telephone and photo pick-up booths. Except for the C-4 Central Business District, non-parking uses shall be permitted on any non-residentially zoned parking area; however, each permanent use shall be limited to two hundred fifty (250) square feet in size.

Section 1109-A Off-Street Parking, Loading and Unloading

On the same premises with every building, structure, or part thereof, erected and occupied for manufacturing, storage warehouse, food processing or wholesale distribution plant, hotel, hospital, or other uses similarly involving the receipt or distribution by vehicles of materials, merchandise, goods and services, there shall be provided and maintained on the lot, adequate space for the parking, loading and unloading services, in order to avoid undue interference with the public use of the streets and/or alleys. One (1) space shall be required for every twenty thousand (20,000) square feet or fraction thereof in excess of three thousand (3,000) square feet of gross floor area used for purposes mentioned herein. Access, maneuvering area and ramps shall be furnished off the street right-of-way and so arranged that vehicles do not have to back into the street.

ARTICLE XII-A SITE PLAN REVIEW

Section 1201-A Purpose of Site Plan Review

Site Plan Review shall be required, as stated by the provisions of this Ordinance, to ensure compliance with City zoning and other ordinances on large scale and other projects, to expedite procedures necessary for the obtaining of building permits, to provide the developer with a central review of a development proposal, to conserve the time and efforts of City employees in the various departments, and to provide for a speedy processing of applications for building permits on large scale and other projects.

Section 1202-A Creation of Site Plan Review Committee

There shall be a Site Plan Review Committee to be chaired by the Planning Director, or his designee, which shall consist of one representative, from each of the following City Departments and/or divisions:

1. Building and Permit Division

2. Engineering, Drainage
3. Engineering, Traffic
4. Fire Department
5. Flood Ordinance Administrator
6. Legal Department
7. Landscape Ordinance Administrator
8. Police Department
9. Signs and License Division
10. Water/Sewer Utilities
11. Zoning Administration

1102.01-A Other Representation: In addition, the Site Plan Review Chairman may invite a representative from the County Health Department, the U. S. Postal Service, Jackson Public Schools, and from any utility provider that may be affected by proposed development within the City on a case-by-case basis.

Section 1203-A Site Plan Review Required

A site plan review shall be required for the following:

1. Adult entertainment establishments
2. All Uses requiring a Use Permit
3. All development to be located within R-4, Central Business District; UV, Urban Village District; UTC, Urban Town Center District; NMU-1, Neighborhood Mixed Use, Pedestrian Oriented; CMU-1, Community Mixed Use, Pedestrian Oriented; High Street Overlay District; Fondren/North State St. Overlay District; and Zoo/West Capital Street Overlay District.
4. Banks with drive-through windows
5. Convenience Type Grocery Stores
6. Demolitions and redevelopment within C-1A Districts
7. Developments of five (5) acres or more
8. Fast food restaurants with drive-through windows
9. Modular Commercial Buildings
10. Multi-family development including condominiums
11. Other special cases and projects that may be brought to the Committee's attention by the City Council, the Planning Director, Zoning Administrator, or Planning Board
12. Planned Unit Developments
13. Produce Stands
14. Public utilities facilities and structures required to provide essential public services

15. Residential subdivisions or re-subdivisions of property
16. Restaurants, nightclubs, Commercial Communications Towers
17. Service Stations
18. Structures in excess of forty-five (45) feet in height
19. Substantial remodeling or additions that affect existing off-street parking, change the land use of the building(s) involved, or increase the square footage of existing non-residential structures fifteen (15) percent or more.

Section 1204-A Procedure

A preliminary site plan, of adequate scale, generally not less than twenty (20) feet to the inch, and sufficient detail to permit review, shall be filed with the Zoning Administrator. The site plan shall include the following:

1. Property boundary lines and dimensions, location of available utilities including location of fire hydrants, location of easements, roadways, rail lines and public right-of-way crossing or adjacent to the subject property;
2. The proposed height, dimensions and arrangement of buildings and uses on the site;
3. Building elevations, front, sides, and rear views, including a list of building materials;
4. The type and location of existing trees and proposed landscaping for the site;
5. The location of points of ingress and egress from the site;
6. The location of driveways, parking lots and loading areas on the site;
7. The location of any proposed substantial regrading on the site and any significant topographical or physical features, including water courses.
8. The type and location of existing and proposed lighting.
9. In the case of development within Planned Unit Developments, R-4, C-IA, UV, UTC, NMU-1, CMU-1, High Street Overlay, Fondren/North State Overlay, and Zoo/West Capital Street Overlay Districts, architectural renderings showing front, side and rear of all buildings shall accompany site plans.
10. Applicants shall appear before the Site Plan Review Committee.
11. Traffic Impact Studies shall be required for industrial development of five (5) acres or larger; retail development of twenty thousand (20,000) square feet or larger; office or mixed-use buildings of twenty thousand (20,000) square feet or larger; and for all multi-family developments of eight or more housing units with the exception of new development within the Central Business District or any development exempted by Traffic Engineering.

1204.01-A Compliance: The Site Plan Review Committee shall certify that said site plan does or does not comply with all ordinances and requirements of the City of Jackson, Mississippi. If the site plan does comply, the approved site plan shall be forwarded to the Office of Code Services and the Applicant shall be notified in writing. If the site plan does not comply, the Site Plan Review Committee shall so specify in what respects it does not comply, in writing to the Applicant, and shall then require correction and compliance before further processing. Any modifications and corrections shall be

forwarded by the applicant, or his representative, to the Site Plan Review Chairman for dissemination to the appropriate department and/or division.

1204.02-A Time Period for Review: In all cases, the Site Plan Review Committee shall have thirty (30) days from the date of filing to review and submit its findings. Approval will be contingent upon receipt of the required modifications.

1204.03-A Action of the Committee Binding: Actions of the Site Plan Review Committee shall be binding on the Office of Code Services or any other City Department as far as site plan approval for obtaining building permits is concerned.

1204.04-A Submittal of Revised Plans: Applicant(s) and/or his representation shall have ninety (90) days after the date of the written letter from the Site Plan Review Coordinator requesting modifications and corrections to submit revised plans that comply with requested plan modifications. If revised plans are not received within this time period, new plans must be resubmitted for review. The applicant shall be entitled to one (1) ninety-day extension provided such extension is requested within the original time permitted for submission of revised plans.

1204.05A Commencement of Project: Applicant(s) shall have one (1) year to commence construction of approved site plans. If work does not commence within this time period, applicant may request one (1) six (6) month extension. After this period has elapsed applicant shall be required to re-submit site plans for any proposed development.